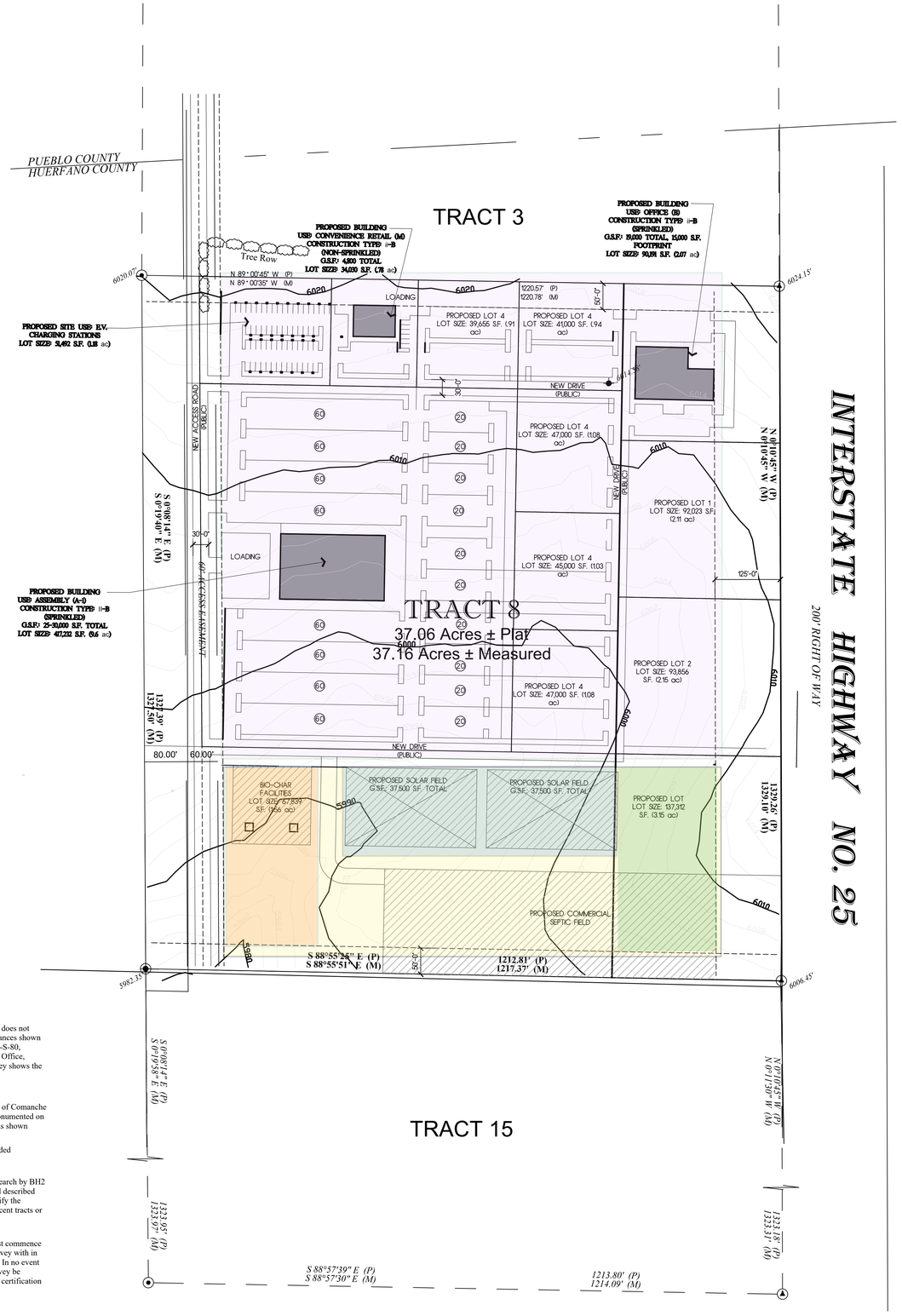


"NOTE" Tract 8, of Comanche Springs Ranches does not Mathematically close using the bearings and distances shown on the recorded plat filed for record as Survey 11-S-80, according the records of the Clerk and Recorders Office, County of Huerfano, State of Coorado. This survey shows the results of found monumentation.

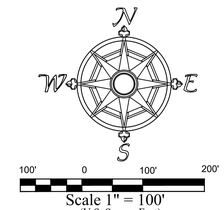
BASIS OF BEARINGS: N 0°10'45" W, (per plat of Comanche Springs Ranch) along the East line of Tract 8, monumented on each end by a 5/8" rebar with 3" aluminum cap, as shown hereon.

"NOTE" Client did not request a search for recorded Rights-of-Way and Easements.

"NOTE:" This survey does not constitute a title search by BH2 Land Surveying, LLC, of the property shown and described hereon. To determine ownership of this tract, verify the compatibility of this description with that of adjacent tracts or verify easements of record.

"NOTICE": According to Colorado law you must commence any legal action based upon any defect in this survey with in three years after you first discover such a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

TOPO
FOR LEON HARRIS
TRACT 8, COMANCHE SPRINGS RANCHES
COUNTY OF HUERFANO, STATE OF COLORADO



Scale 1" = 100'
(U.S. Survey Feet)
Contours = 2 foot

"NOTE" The elevations shown hereon are based on GPS observation 12/13/2021, and have not been referenced to known or publish elevations.

LEGEND

- FOUND 5/8" REBAR WITH 3' ALUMINUM CAP, PLS 10093
- FOUND 3/4" REBAR NO CAP
- FOUND 5/8" REBAR, NO CAP
- JUNIPER TREE
- EXISTING FENCE LINE
- OVERHEAD POWER LINE
- (D) DEED DISTANCE
- (M) MEASURED DISTANCE
- OLD WELL

LEGAL DESCRIPTION:
Tract 8, Comanche Springs Ranches
County of Huerfano, State of Colorado

SURVEYORS CERTIFICATION
I, William S. Bechaver, hereby certify to Leon Harris, that this plat was made from a survey by me or under my direct responsibility, supervision and checking and that the parcel shown hereon is monumented as shown to the best of my knowledge and belief.

X:\TPC BH2 2021\seal and signature.jpg

Date: 11/24/2021

William S. Bechaver PLS No. 38103
BH2 Land Surveying, LLC

SITE PLAN
SCALE: 1"=100'
0 50' 100' 200' 300'

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Architect
CO license no. C-4889
CA license no. C 23506

PROPOSED PROJECT FOR

HUERFANO CHARGING STATION

COLORADO SPRINGS

Sheet Title:
SITE PLAN

Drawing Status:
SD SET
PRELIMINARY

NOT FOR CONSTRUCTION

Revisions:

No.	Description	By	Date
.	.	.	.

Date: 01/19/22
Drawn by: JP
Checked by:
Scale: AS NOTED
Job No.: .

Sheet No.:
A0
Of .

File Name: P:\Dan-Ideas\huerfano-charging-station\huerfano-A0.dwg
January 19, 2022 - 3:48pm